

AVAILABLE

Walmart Excess Property - Store #4165

2245 Jacksboro Highway | Fort Worth, TX



Walmart Excess Property

2245 Jacksboro Highway | Fort Worth, TX



Lot 3: 7.17± AC
(5.3± AC Usable)
Available

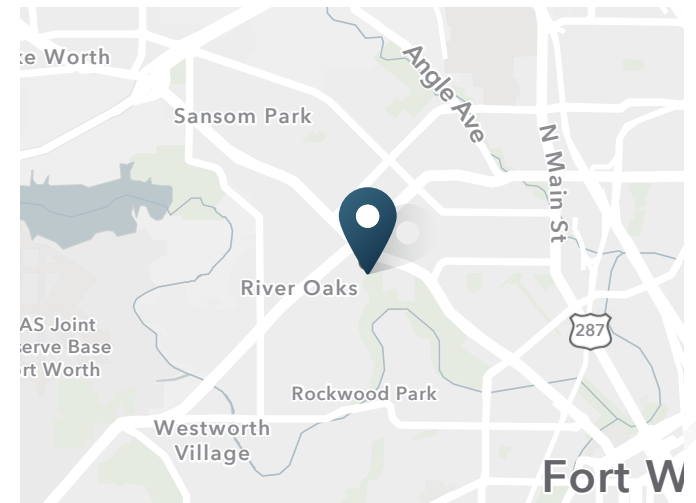
ABOUT THE PROPERTY

- Excess land adjacent to Walmart Supercenter
- Does not have direct access to TX-199

JOIN THESE RETAILERS

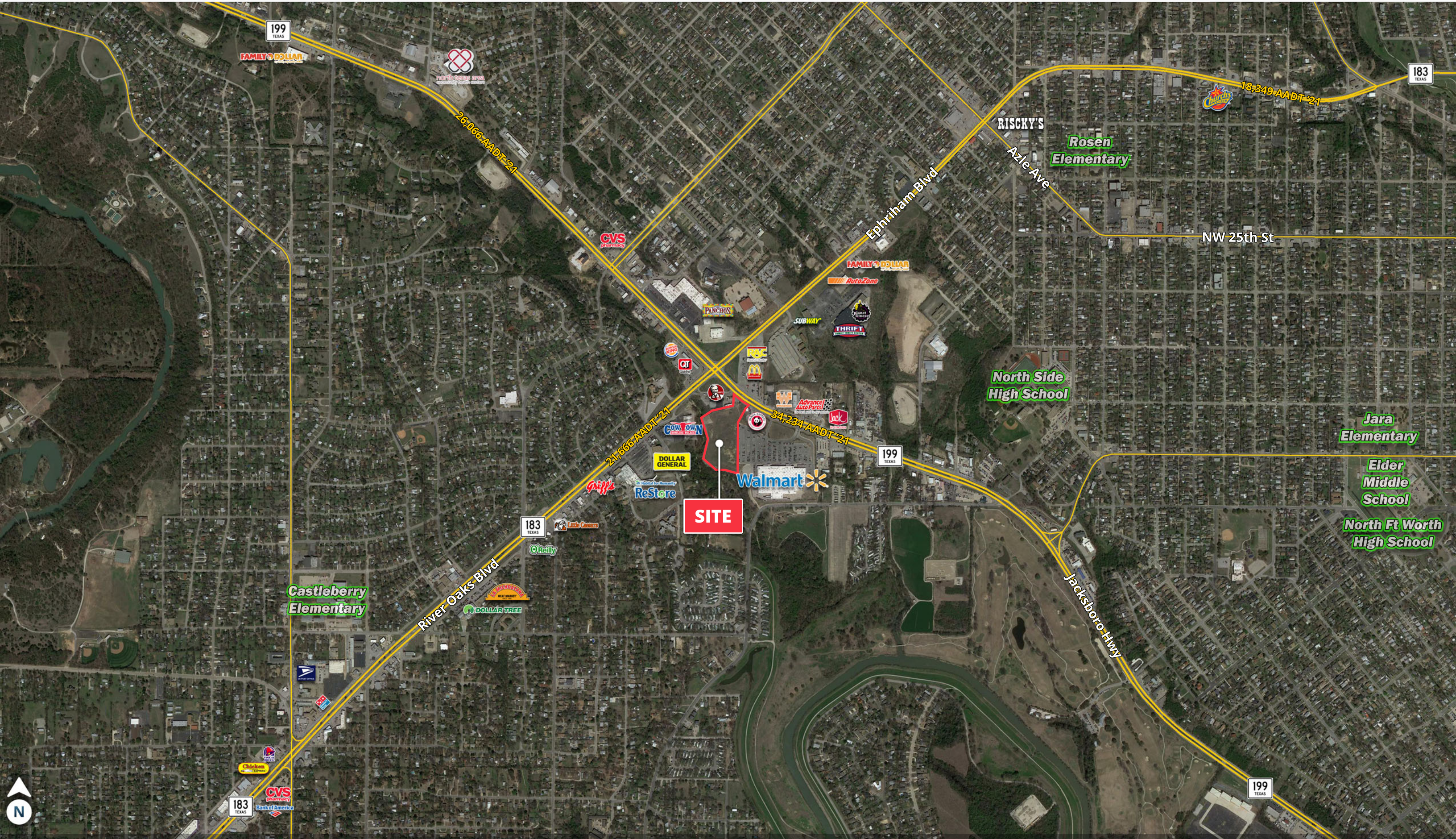


Contact Broker
Price



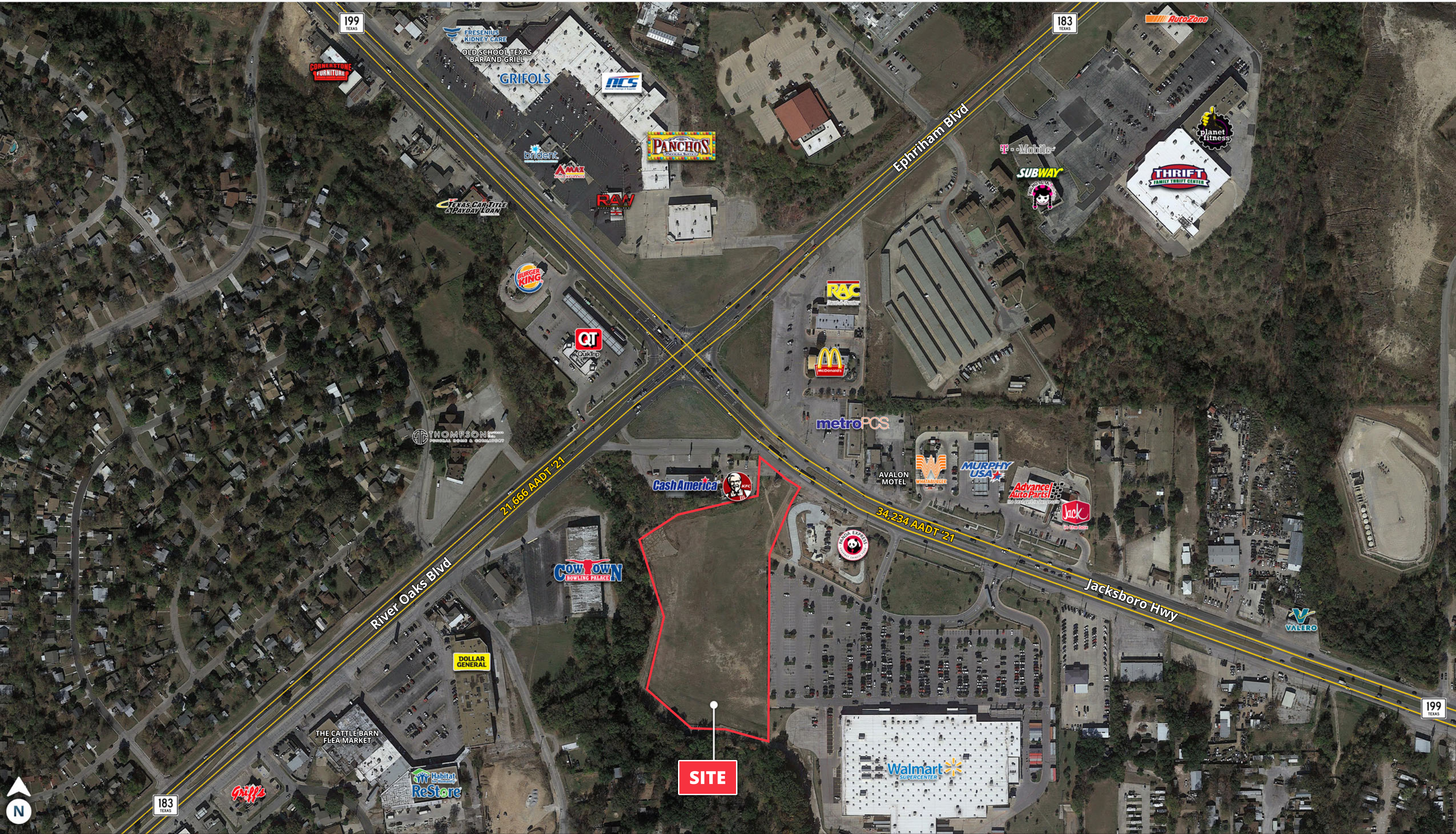
Jacksboro Hwy & River Oaks Blvd

Fort Worth, TX



Jacksboro Hwy & River Oaks Blvd

Fort Worth, TX

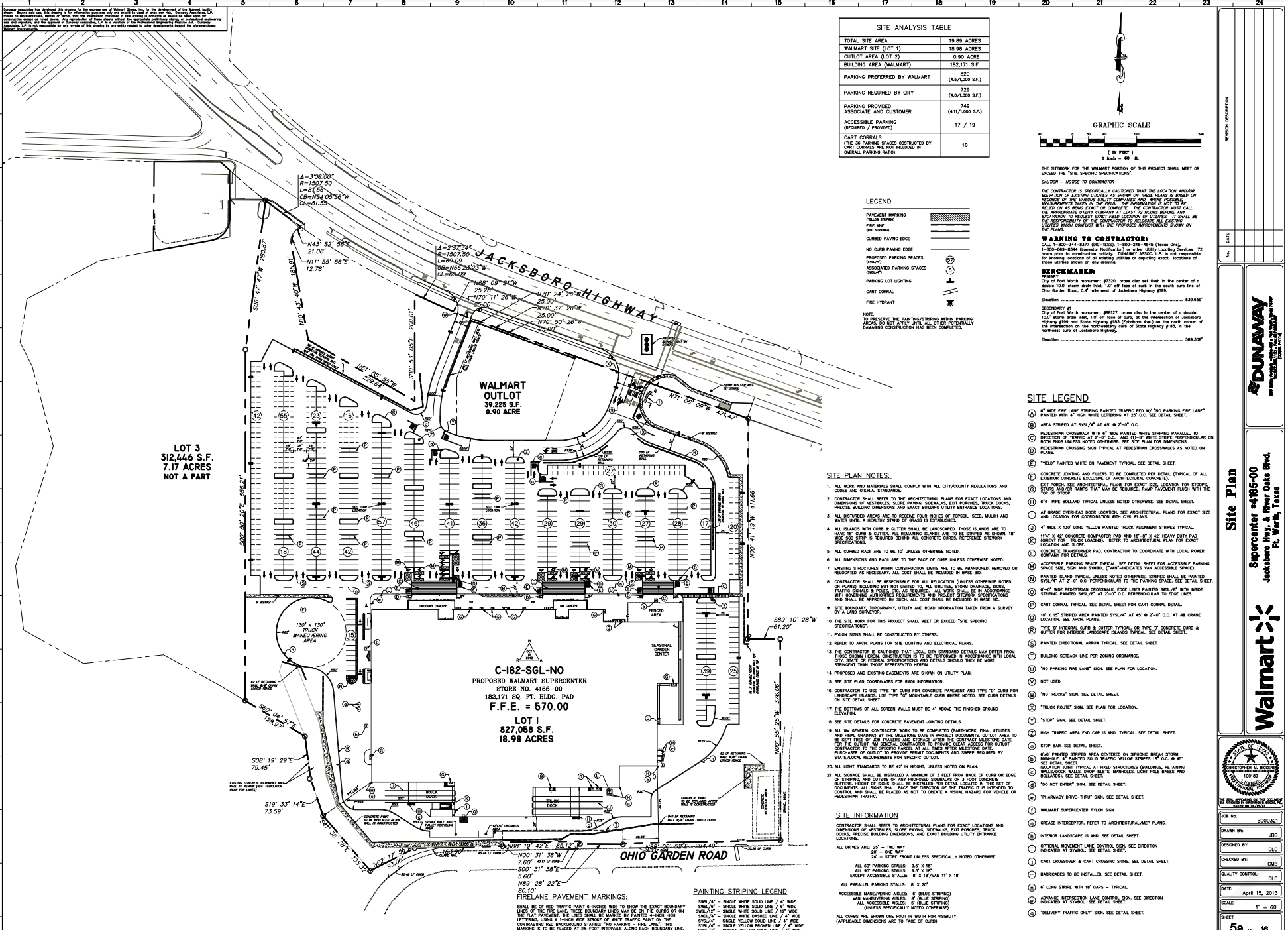


SITE

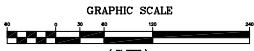


Site Plan

2245 Jacksboro Hwy | Fort Worth, TX



SITE ANALYSIS TABLE	
TOTAL SITE AREA	19.89 ACRES
WALMART SITE (LOT 1)	18.98 ACRES
OUTLOT AREA (LOT 3)	0.90 ACRES
BUILDING AREA (WALMART)	182,171 S.F.
PARKING PREFERRED BY WALMART	820 (45/1,000 S.F.)
PARKING REQUIRED BY CITY	729 (40/1,000 S.F.)
PARKING PROVIDED ASSOCIATE AND CUSTOMER	749 (41/1,000 S.F.)
ACCESSIBLE PARKING (REQUIRED / PROVIDED)	17 / 19
CART CORRALS (THE 36 PARKING SPACES OBTAINED BY CART CORRALS ARE NOT INCLUDED IN OVERALL PARKING RATIO)	18



LEGEND

PAYMENT MARKING (YELLOW STRIPING)
 FIRE LINE (RED STRIPING)
 CURBED PARKING EDGE
 NO CURB PARKING EDGE
 PROPOSED PARKING SPACES (PSP/PT)
 ASSIGNED PARKING SPACES (PSP/AT)
 PARKING LOT LIGHTING
 CART CORRAL
 FIRE HYDRANT

THE SITEWORK FOR THE WALMART PORTION OF THIS PROJECT SHALL MEET OR EXCEED THE "TYPE SPECIFICATIONS".
CAUTION - NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR DEPTH OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON ACCURACY BASED ON THE RECORD PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AS SHOWN ON THESE PLANS PRIOR TO ANY EXCAVATION OR AS-BUILT EXCAVATION. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE UTILITY COMPANIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE UTILITY COMPANIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE UTILITY COMPANIES PRIOR TO ANY EXCAVATION.

WARNING TO CONTRACTOR:
 CALL 1-800-368-6832 (Texas Only), 1-800-888-8344 (Outside North Carolina) or other Utility Location Service 72 hours prior to construction activity. CONSUMERS SHOULD BE ADVISED THAT THE UTILITY COMPANIES ARE NOT RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF EXISTING UTILITIES AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE UTILITY COMPANIES PRIOR TO ANY EXCAVATION.

BENCHMARKS:
 City of Fort Worth monument #230, brass disk set flush in the center of a double 10x10 storm drain manhole, 10' of curb of curb in the south curb of Ohio Garden Road, 0.47 mile west of Jacksboro Highway #55.
 Elevation: 536.65'
 Secondary #:
 City of Fort Worth monument #271, brass disk in the center of a double 10x10 storm drain manhole, 10' of curb of curb in the intersection of Jacksboro Highway #55 and State Highway #55 (Gardner Area), on the north corner of the intersection in the north roadway curb of State Highway #55, in the northwest curb of Jacksboro Highway.
 Elevation: 588.30'

- ### SITE PLAN NOTES:
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND USDA STANDARDS.
 2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF UTILITIES, LIFE PAVING, SIDEWALKS, ETC. UNLESS OTHERWISE NOTED, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
 4. ALL ISLANDS WITH CURBS & CUTTERS SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO RECEIVE 18" OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. 1" OF 800 SPS STOP IS REQUIRED BEHIND ALL CONCRETE CURBS. REFER TO SPECIFICATIONS FOR CURB AND CUTTER DETAILS.
 5. ALL CURBED RADIUS ARE TO BE 10' UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 7. EXISTING STRUCTURES WHICH CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
 8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION (UNLESS OTHERWISE NOTED) TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AGENCIES REQUIREMENTS AND PROJECT SPECIFICATIONS. CONTRACTOR SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 9. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
 10. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "TYPE SPECIFICATIONS".
 11. Pylon Signs shall be constructed by others.
 12. REFER TO ARCH. PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.
 13. THE CONTRACTOR IS CAUTIONED THAT LOCAL CITY SIGNAGE DETAILS MAY VARY FROM THOSE SHOWN ON THESE PLANS. CONTRACTOR IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL SIGNAGE DETAILS AND TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL SIGNAGE DETAILS AND TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL SIGNAGE DETAILS.
 14. THE BOTTOMS OF ALL SCREEN WALLS MUST BE 4" ABOVE THE FINISHED GROUND.
 15. SEE SITE PLAN COORDINATES FOR SIGN INFORMATION.
 16. CONTRACTOR TO USE TYPE "TY" CURB FOR CONCRETE PAVEMENT AND TYPE "D" CURB FOR LANDSCAPE ISLANDS. USE TYPE "M" MOUNTAIN CURB WHERE NOTED. SEE CURB DETAILS ON SITE DETAIL SHEET.
 17. THE BOTTOMS OF ALL SCREEN WALLS MUST BE 4" ABOVE THE FINISHED GROUND.
 18. ALL IN GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINISHING) PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE UTILITY COMPANIES PRIOR TO ANY EXCAVATION. CONTRACTOR TO PROVIDE CLEAR ACCESS FOR TRUCKS TO THE SPECIFIC PARCELS AT ALL TIMES AFTER ALL NECESSARY PERMITS AND REQUIREMENTS FOR THE SPECIFIC PARCELS ARE IN PLACE.
 19. ALL LIGHT STANDARDS TO BE 40" IN HEIGHT, UNLESS NOTED ON PLAN.
 20. ALL SIGNAGE SHALL BE INSTALLED A MINIMUM OF 3 FEET FROM CURB OR EDGE OF STRIPING AND OUTSIDE OF ANY PROCESSED STRIPING OR 3 FOOT CONCRETE BUFFER ZONE FROM SIGN. ALL SIGNAGE SHALL BE INSTALLED 10' FROM SIGNAGE TO SIGNAGE. ALL SIGNAGE SHALL BE INSTALLED 10' FROM SIGNAGE TO SIGNAGE. ALL SIGNAGE SHALL BE INSTALLED 10' FROM SIGNAGE TO SIGNAGE.

- ### SITE LEGEND
- (A) 6" WIDE FIRE LINE STRIPING PAINTED TRAFFIC RED W/ "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERS AT 2'-0" O.C. SEE DETAIL SHEET.
 - (B) AREA STRIPED AT 32"/4" AT 40' ± 2'-0" O.C.
 - (C) PEDESTRIAN CROSSWALK WITH 4" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 4'-0" O.C. AND (1) 4" WIDE STRIPES PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS.
 - (D) PEDESTRIAN CROSSING SIGN TYPICAL AT PEDESTRIAN CROSSINGS AS NOTED ON PLANS.
 - (E) "HELP" PAINTED WHITE ON PAVEMENT TYPICAL. SEE DETAIL SHEET.
 - (F) CONCRETE CURBING AND FILLERS TO BE COMPLETED FOR DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE).
 - (G) EXISTING DRIVEWAYS TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
 - (H) 4" WIDE YELLOW PAVEMENT TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
 - (I) 6" WIDE OVERHEAD SIGN LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.
 - (J) 4" x 100' x 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL.
 - (K) 11 1/2" x 42" CONCRETE COMPACTOR PAD AND 16" ± 4" x 42" HEAVY UTILITY PAD (CONCRETE) TO BE USED FOR ALL TRUCK LANDING. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS.
 - (L) CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
 - (M) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL. "VAN" INDICATES VAN ACCESSIBLE SPACE.
 - (N) 11 1/2" x 42" CONCRETE COMPACTOR PAD AND 16" ± 4" x 42" HEAVY UTILITY PAD (CONCRETE) TO BE USED FOR ALL TRUCK LANDING. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS.
 - (O) 6" ± 0" WIDE PEDESTRIAN CROSSWALK. EDGE LINES PAINTED WHITE W/ INCH STRIPES PAINTED 32"/4" AT 2'-0" O.C. PERPENDICULAR TO EDGE LINES.
 - (P) CART CORRAL TYPICAL. SEE DETAIL SHEET FOR CART CORRAL DETAIL.
 - (Q) 12" x 12" STRIPED AREA PAINTED 32"/4" AT 40' ± 2'-0" O.C. AT JOINT ORANGE LOCATION. SEE ARCH. PLANS.
 - (R) 12" WIDE TRAFFIC AREA END CAP ISLAND. TYPICAL. SEE DETAIL SHEET.
 - (S) PAINTED DIAGONAL ARROW TYPICAL. SEE DETAIL SHEET.
 - (T) BUILDING SETBACK LINE PER ZONING ORDINANCE.
 - (U) "NO PARKING FIRE LANE" SIGN. SEE PLAN FOR LOCATION.
 - (V) "STOP" SIGN. SEE DETAIL SHEET.
 - (W) HIGH TRAFFIC AREA END CAP ISLAND. TYPICAL. SEE DETAIL SHEET.
 - (X) STOP SIGN. SEE DETAIL SHEET.
 - (Y) 1/4" PAINTED STRIPED AREA CENTERED ON SPRINKLER HEAD. STOP MARKER. 1/4" PAINTED SOLID TRAFFIC YELLOW STRIPES 10" O.C. @ 45°.
 - (Z) WALLS/DOCK WALLS, DUMP TRUCKS, MANGLES, LIGHT POLE BASES AND ISLANDS. SEE DETAIL SHEET.
 - (AA) "NO ENTRY" SIGN. SEE DETAIL SHEET.
 - (AB) "PHARMACY DRIVE-THRU" SIGN. SEE DETAIL SHEET.
 - (AC) WALMART SUPERCENTER Pylon SIGN.
 - (AD) NEAR INTERSECTION. REFER TO ARCHITECTURAL/MEP PLANS.
 - (AE) NEAR LANDSCAPE ISLAND. SEE DETAIL SHEET.
 - (AF) OFFICIAL MOVEMENT LANE CONTROL. SIGN. SEE DETAIL SHEET.
 - (AG) CART CROSSOVER & CART CROSSING SIGNS. SEE DETAIL SHEET.
 - (AH) BARRICADES TO BE INSTALLED. SEE DETAIL SHEET.
 - (AI) 6" LONG STRIPE WITH 18" GAPS - TYPICAL.
 - (AJ) ADVANCE INTERSECTION LANE CONTROL. SIGN. SEE DETAIL SHEET.
 - (AK) "WELFARE TRAFFIC ONLY" SIGN. SEE DETAIL SHEET.

REVISION DESCRIPTION	DATE	BY	CHKD

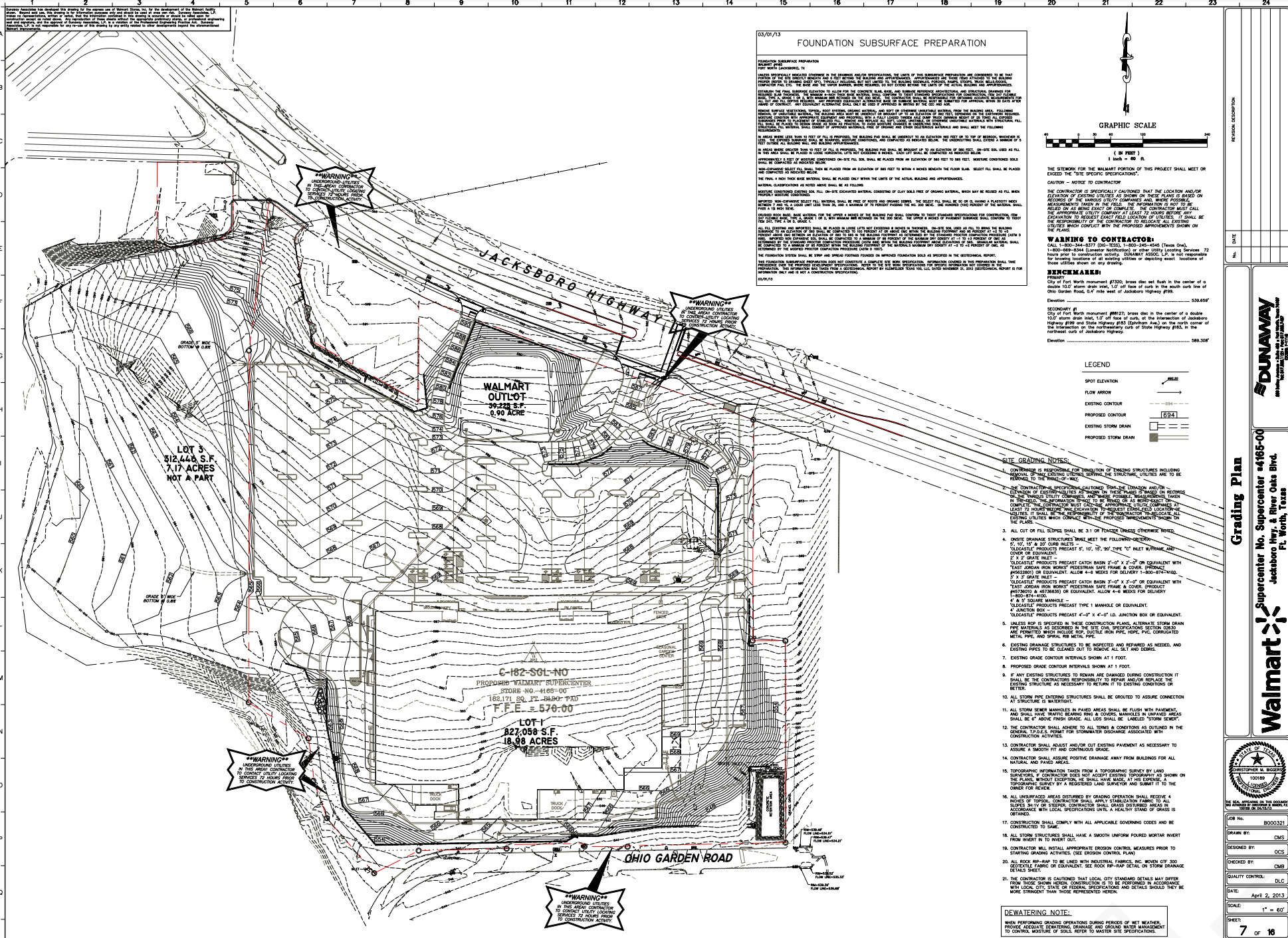
Site Plan
 Supercenter #4165-00
 Jacksboro Hwy. & River Oaks Blvd.
 Ft. Worth, Texas

Walmart

FOR NO. 8003321
 DRAWN BY: JRB
 CHECKED BY: DLC
 DESIGNED BY: DMC
 QUALITY CONTROL: CMB
 DATE: April 15, 2013
 SCALE: 1" = 60'
 SHEET: 5a OF 16

Grading Plan

2245 Jacksboro Hwy | Fort Worth, TX



03/01/13 FOUNDATION SUBSURFACE PREPARATION

FOUNDATION SUBSURFACE PREPARATION

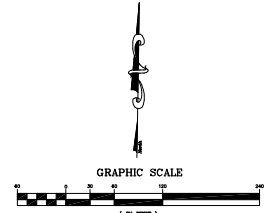
WARNING
UNDESIRABLE UTILITIES AT CONSTRUCTION SITE. LOCATIONS TO BE IDENTIFIED BY THE CONTRACTOR.

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LEGEND

- SPOT ELEVATION
- FLOW ARROW
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN

SITE GRADING NOTES:

- CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED AS SHOWN ON THIS PLAN.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED FROM THE LOCATION AND/OR DEPTH OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED AS SHOWN ON THIS PLAN.
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- ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
- ONITE DRAINAGE STRUCTURES SHALL MEET THE FOLLOWING CRITERIA:
 4" x 6" x 20' CURB INLET
 "OLDCASTLE" PRODUCTS PRECAST 5' x 10' x 10' "C" INLET WITH/OUT TOP COVER OR EQUIVALENT.
 2' x 2' GRADE INLET
 "OLDCASTLE" PRODUCTS PRECAST CATCH BASIN 2'-0" x 2'-0" OR EQUIVALENT WITH "TACT" STORM BODY MOUNTED FEEDTHRU SIDE FRAME & COVER, PRECAST (ASTM500 & ASTM635) OR EQUIVALENT. ALLOW 4-8 WEIRS FOR DELIVERY 1-800-874-1100, 2' x 2' GRADE INLET.
 "OLDCASTLE" PRODUCTS PRECAST CATCH BASIN 3'-0" x 3'-0" OR EQUIVALENT WITH "TACT" STORM BODY MOUNTED FEEDTHRU SIDE FRAME & COVER, PRECAST (ASTM500 & ASTM635) OR EQUIVALENT. ALLOW 4-8 WEIRS FOR DELIVERY 1-800-874-1100.
 4" x 2' SQUARE MANHOLE - "OLDCASTLE" PRODUCTS PRECAST TYPE "T" MANHOLE OR EQUIVALENT.
 "OLDCASTLE" PRODUCTS PRECAST 4'-0" x 4'-0" I.D. JUNCTION BOX OR EQUIVALENT.
- UNLESS NOTED OTHERWISE IN THESE CONSTRUCTION PLANS, ALTERNATE STORM DRAIN PIPE MATERIALS AS DESCRIBED IN THE SITE CIVIL SPECIFICATIONS SECTION ARE PERMITTED WHICH INCLUDE: HDPE, DUCTILE IRON PIPE, HDPE, PVC, CORRUGATED METAL PIPE, AND SPRAL 88 METAL.
- EXISTING DRAINAGE STRUCTURES TO BE REPAIRED AND REPAIRS AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
- PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- ALL STORM PUMP EXISTING STRUCTURES SHALL BE GROUNDED TO ASSURE CONNECTION AT STRUCTURE IS MAINTAINED.
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RINGS & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 4" ABOVE FINISH GRADE. ALL LIDS SHALL BE LABELED "STORM SEWER".
- THE CONTRACTOR SHALL MAINTAIN ALL TRENCHES & CONDUITS AS OUTLINED IN THE GENERAL NOTES. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYOR. A CONTRACTOR COPE COPY ACTIVITY (ENGINEERING) SHALL BE OBTAINED FROM THE SURVEYOR. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE SURVEY AND SUBMIT IT TO THE OWNER FOR REVIEW.
- ALL UNPAVED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE A MINIMUM OF 25% VEGETATION. ALL PAVED AREAS SHALL RECEIVE A MINIMUM OF 25% SLOPES ON 1V OR STEEPER. CONTRACTOR SHALL GRADE DISTURBED AREAS AS ACCORDANCE WITH LOCAL SPECIFICATIONS UNLESS A HEALTHY STAND OF GRASS IS OBTAINED.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT TO INVERT OUT.
- CONTRACTOR WILL INSTALL APPROPRIATE EROSION CONTROL MEASURES PRIOR TO STARTING GRADING ACTIVITIES (SEE EROSION CONTROL PLAN).
- ALL ROCK RIP-RAP TO BE LINED WITH INDUSTRIAL FABRICS, INC. woven GTE 300 CELL FABRIC OR EQUIVALENT. SEE ROCK RIP-RAP DETAIL ON STORM DRAINAGE DETAILS SHEET.
- THE CONTRACTOR IS CAUTIONED THAT LOCAL CITY STAMPEO METALS MAY OFFER FROM THOSE SHOWN HEREIN. CONTRIBUTION IS TO BE PERFORMED IN ACCORDANCE WITH LOCAL CITY, STATE OR FEDERAL SPECIFICATIONS AND DETAILS SHOULD THEY BE MORE STRINGENT THAN THOSE REPRESENTED HEREIN.

DEWATERING NOTE:
WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROTECT AGAINST EXISTING DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOIL REFER TO MASTER SITE SPECIFICATIONS.

Grading Plan
Supercenter No. Supercenter #4165-00
Jacksboro Hwy. & River Oaks Blvd.
Fort Worth, Texas

Walmart

FOR NO. 8003321
DRAWN BY: CMS
DESIGNED BY: OCS
CHECKED BY: CMS
QUALITY CONTROL: DLG
DATE: April 2, 2013
SCALE: 1" = 60'
SHEET: 7 OF 16

Walmart Excess Property

2245 Jacksboro Hwy | Fort Worth, TX



DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2022 Estimated Population	13,563	89,471	217,107
2027 Projected Population	13,346	91,644	224,496
Projected Annual Growth Rate 2022 to 2027	-0.32%	0.48%	0.67%

Daytime Population

	1 mile	3 miles	5 miles
2022 Daytime Population	11,052	90,311	321,908
Workers	2,976	41,393	206,957
Residents	8,076	48,918	114,951

Income

	1 mile	3 miles	5 miles
2022 Est. Average Household Income	\$63,938	\$87,155	\$93,233
2022 Est. Median Household Income	\$49,155	\$57,265	\$63,104

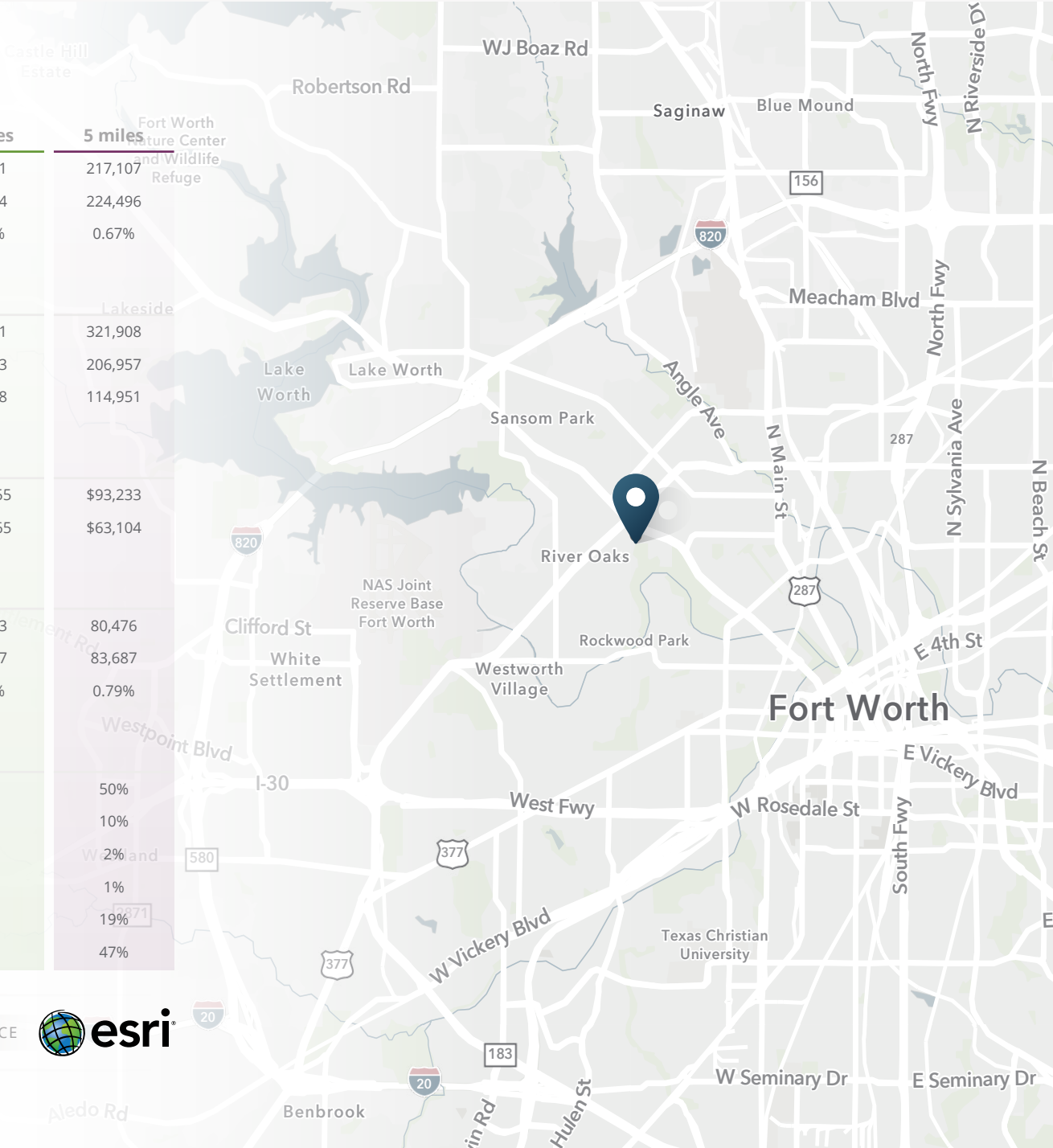
Households & Growth

	1 mile	3 miles	5 miles
2022 Estimated Households	4,229	32,363	80,476
2027 Estimated Households	4,169	33,227	83,687
Projected Annual Growth Rate 2022 to 2027	-0.29%	0.53%	0.79%

Race & Ethnicity

	1 mile	3 miles	5 miles
2022 Est. White	40%	46%	50%
2022 Est. Black or African American	2%	6%	10%
2022 Est. Asian or Pacific Islander	0%	2%	1%
2022 Est. American Indian or Native Alaskan	1%	1%	1%
2022 Est. Other Races	34%	25%	19%
2022 Est. Hispanic	76%	59%	47%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Dunaway Associates, LP

550 Bailey Avenue, Suite 400

Fort Worth, Texas 76107

Christopher Biggers, PE

(817) 335-1121

(817) 429-1370

cbiggers@dunaway-assoc.com

Location of Project:	Fort Worth, Texas		
Store Type:	Supercenter		
Size of the Store:	182	Store #:	4165-00
Date of this Report:	Friday, August 28, 2009		

<u>OUTLOT/EXCESS LAND</u>			<u>SETBACKS</u>				<u>ZONING</u>
			Minimum building setbacks for each property				Current zoning
Lot #	Size (in Acres)	Square footage	Front	Left Side	Right Side	Back	Zoning
Lot 2	7.18 AC	312,652	20'	5'	5'	10'	"G" Intensive Commercial

ZONING

1. Is there an Overlay District, PUD, etc. that impacts the development of the outlot/excess land?

No

2. If yes, please describe:

--

3. What Jurisdiction is the property in?

City of Fort Worth

4. Is a restaurant permitted?

Yes

5. Is patio seating permitted?

Yes

6. Is there a restriction prohibiting a drive thru (restaurant, bank, etc.)?

No

7. Please add any additional information/comments that impact the outlot/excess land regarding zoning:

<i>If a drive-in business is located on the outlot, it is not permitted to sell alcoholic beverages for consumption on the premises.</i>

PARKING REQUIREMENTS:

1. Wal-Mart's required parking ratio:

Restaurant	15 / 1,000
Retail	5 / 1,000

2. Is the City or County's parking requirement greater than Wal-Mart's

No

If Yes, what is the requirement?

Restaurant	10/1,000
Retail	4/1,000

SIGNAGE:

1. What type of signage is allowed for the outlots per local codes and/or ordinances?

Monument

2. If other, please define:

3. What is the maximum height allowed for the signage?

8 feet

4. What is the maximum square footage allowed for the signage?

96 square feet

5. Explain how the square footage is calculated:

Advertised message area

6. If Other or No signage is permitted explain why and give options to change the signage regulations:

7. Is roof signage permitted?

No

8. What is the maximum size?

9. Are wall logo's and/or signs permitted?

Yes

10. Is Neon signage permitted?

No

11. How long is the variance process for outlot signage and what is required?

Upon submitting a variance to the board of adjustment, the application shall be reviewed by staff and a hearing will be scheduled. Notices of the hearing must be sent to the adjacent property owners within 300 feet of the subject property at least 15 days prior to the time and place of the public hearing.

12. Describe all reviews, hearings, variances and general requirements known at this time:

Variances require staff review and board of adjustment approval.

PLATTING

1. Is the property (including the outlots/excess land) required to be platted?

Yes

1a. If no please explain:

1b. If yes, has the plat been recorded?

No

1c. What is the book, page or volume?

1d. What was the date it was recorded?

2. If the property has not been platted, please describe the process including who is responsible for the platting and timeframe for completion.

The replat is anticipated to be recorded in July 2013.

****Note: If platting is not required, a metes and bounds legal description for each parcel should be forwarded to the respective Wal-Mart Land Development Manager as soon as possible.**

STREET/HIGHWAY ACCESS AND TRAFFIC STUDY:

1. Who has Jurisdiction on this site?

City of Fort Worth/TxDOT

2. Will the Jurisdiction allow direct access and/or curbcuts to the main street or highway?

No

3. If there is a concrete median in front of the property, will the Jurisdiction allow it to be cut?

No

****Note: Wal-Mart does not typically allow purchaser's direct access and/or curbcuts to the main street or highway. Access to the outlot/excess land is granted through the Wal-Mart access drive!**

4. Are there any future highway/street improvements anticipated that would impact the outlot/excess land?

Yes

4a. If yes, please describe along with the timeframe and location:

There is a project being discussed that could occur within the next 5 years or so to close some median openings which would allow for additional driveways to Jacksboro Highway for the development of the outparcel.

5. Are sidewalks required on the outlot/excess land?

Yes

5a. If yes, what type and size:

5' wide concrete sidewalks

6. Was a traffic study performed for the overall project?

Yes

6a. If yes, was the outlot(s)/excess land included?

Yes

6b. What was the estimated traffic count, peak hour trips, total trips, proposed use, etc. for each parcel?

Lot 2 was estimated to have peak AM trips of 170 entering and 134 exiting, and peak PM trips of 412 entering and 428 exiting.

6c. Will an additional traffic study be required for each purchaser?

No

6d. If yes, please explain why and any requirements including applicable timeframes:

[Empty text box for explanation]

6e. Does the traffic study, trips, etc. have an expiration date?

Yes

6f. If yes, please provide the expiration date and any other important information:

Designed for build-out in 2014 and horizon year 2019.

UTILITIES:

Water

1. Is water stubbed to the outlot(s)?

No

1a. If not, where is it located?

North side of Jacksboro Hwy

2. Is water stubbed to the excess land?

N/A

2a. If not, where is it located?

3. Who has Jurisdiction of the water line?

City of Fort Worth

4. What is the size of the water main?

12" line in Jacksboro Hwy

5. What is the normal pressure?

6. Is there a Tap Fee?

Yes

7. Is there a Meter Fee?

Yes

8. Can the hose bibs & irrigation be on a separate meter?

Yes

9. What is the size of the line required?

10. Are backflow preventer valves required for fire sprinkler lines?

Yes

11. Is the water line located in an existing easement?

No

12. Is there a current moratorium or a chance for one in the future?

No

13. Please add any additional information/comments regarding water:

Water service to be installed at time of development per City. Installation can be done by City as misc. project and paid for by developer of outparcel.

Sanitary Sewer

1. Is sanitary sewer stubbed to the outlot(s)?

No

1a. If not, where is it located?

Along north and west property lines

2. Is sanitary sewer stubbed to the excess land?

N/A

2a. If not, where is it located?

3. What is the size of the sewer line?

8"

4. Who has the Jurisdiction of the sanitary sewer line?

City of Fort Worth

5. Nearest manhole:

Lot 2	Rim El.	N/A	Inv.El.Out	568.29
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- 6. Is a grease trap required for a restaurant? **Yes**
- 7. Is there a Tap Fee? **Yes**
- 8. Are tap fees based on water useage? **No**
- 9. Is the tap to be made by the city or a local plumber? **City of Fort Worth**
- 10. Are there any special assessments? **No**
- 11. Is there a current moratorium or a chance for one in the future? **No**
- 12. Is the sanitary sewer line located in an existing easement? **Yes**
- 13. If sanitary sewer is not available, can a septic system be used? **N/A**

13a. What type?

N/A

13b. Additional Comments:

N/A

14. Can the septic field be paved over? **N/A**

15. Has a percolation test been performed? **N/A**

15a. When? **N/A**

15b. What were the results? (1' in 30 minutes is required for a restaurant)

N/A

15c. If the test did not meet the above requirements, what are the alternative solutions?

N/A

****Note: Purchaser is responsible to perform their own percolation test on the outlot/excess land if a septic system is required.**

16. Please add any additional information/comments regarding sanitary sewer:

Storm Sewer:

1. Is storm sewer stubbed to the outlot? **No**

2. Is storm sewer stubbed to the excess land? **N/A**

3. If not, please explain how the storm sewer drainage will be addressed for each outlot/excess land:

Lot 3 drains to the southwest, away from the Walmart site. An unnamed tributary to the West Fork of the Trinity River flows along the property line.

4. Has Wal-Mart's detention facility been sized to accept the drainage?	No
5. Is the Wal-Mart detention pond encroaching on or included within the outlot/excess land property line?	No
6. Who has the Jurisdiction of the storm sewer?	City of Fort Worth
7. What is the size of the storm sewer?	N/A
8. What is the depth?	N/A
9. What is the tap fee?	N/A
10. Are catch basins required?	Yes
11. Is the storm sewer located in an existing easement?	No

12. Please add any additional information/comments regarding storm sewer:
Detention is not currently required for Lot 3.

****Note: Purchaser will have to comply fully with any federal, state or local laws, regulations, ordinances, permits or other authorizations or approvals or other requirements relating to storm water discharges or the control or erosion or sediment discharges from construction projects, including but not limited to the Clean Water Act, 33 U.S.C.-1251 et seq., and the Storm Water General Permit for Discharges associated with Construction Activities (collectively the "Storm Water Requirements") including without limitation preparing a Storm Water Pollution Prevention Plan (if applicable) to avoid negatively impacting any erosion or sediment controls during earth-disturbing activities, if any.**

Electric

1. Is electric stubbed to the outlot?	No
1a. If not, where is it located?	south side of Jacksboro Highway
2. Is electric stubbed to the excess land?	N/A
2a. If not, where is it located?	
3. Is it overhead or underground?	Overhead
4. What is the voltage?	Primary
5. What is the phase?	Three Phase
6. What is the wire?	
7. Who has Jurisdiction of the electricity?	Oncor Electric
8. Is underground service required?	Yes
8a. If yes, will the power company bring conduit and wire to the transformer and/or building?	Yes

The power company will install primary wire for underground lines up to the transformer from existing line as needed for service.

8b. Is there a standard cost per LF for the installation?	Based on development requirements
8c. Transformer location:	Based on development requirements
8d. Can the outlot/excess land be serviced with either a pole mounted or pad mounted transformer	Pad Mounted
9. Is the primary service connected to the existing transformer?	No
9a. Are there any service charges or connection fees?	Yes
9b. What is the cost?	Based on development requirements

10. Is the electric located in an existing easement? **Yes**

11. Please add any additional information/comments regarding electric:

Gas

- 1. Is gas stubbed to the outlot? **No**
1a. If not, where is it located? **South and west property lines**
- 2. Is gas stubbed to the excess land? **N/A**
2a. If not, where is it located?
- 3. What is the maximum amount available? **Adequate for development**
- 4. Who has Jurisdiction of the gas line? **Atmos Energy**
- 5. What type of commitment will the gas company give?
- 6. Will the gas company bring the line to the building? **No**
6a. What is the estimated cost to do so? **Based on development requirements**
6b. What is the size of the gas line?
6c. What is the pressure of the gas line?
6d. What is the BTU/CF rating?
6e. What is the specific gravity?
6f. Is a meter fee required? **Yes**
- 7. Is the gas located in an existing easement? **Yes**

8. Please add any additional information/comments regarding gas:
Atmos provides the service from the point of connection to the meter.

Telephone

- 1. Is telephone stubbed to the outlot? **No**
1a. If not, where is it located? **South side of Jacksboro Highway**
- 2. Is telephone stubbed to the excess land? **N/A**
2a. If not, where is it located?
- 3. Is under ground service required? **Yes**
- 4. Who is responsible for bringing telephone lines to the building? **AT&T will provide to the building**
- 5. Is the telephone located in an existing easement? **Yes**

6. Please add any additional information/comments regarding telephone:

FEES:

1. Are there any unusually expensive fees or assessments relating to the future development of this property?

No

2. If yes, please describe in detail and attach a schedule if available:

BUILDING CODES:

1. What are the building codes by which the architectural plans must comply with on the outlot/excess land?

The codes adopted by the City of Fort Worth include the 2009 IEBC, 2008 NEC, 2009 IBC, 2008 NEC, 2009 IECC, 2009 IMC, 2009 IPC and IFGC, 2009 IRC, and 2003 Sign Code Amendments

1a. What is the date they were adopted:

Various dates

2. What is the building permit fee schedule?

Permit fees are variable depending on the use of the building and the total square feet of building.

3. Is the outlot/excess land located in a fire zone or district?

No

4. Are there any special fire department requirements in addition to standard plans?

No

SITE / LANDSCAPING:

1. Is there a landscaping ordinance in place?

Yes

2. Is there any special lighting requirements?

Yes

2a. If yes, please describe:

Light poles within 140 feet of residential property shall not exceed 20 feet in height and shall be shielded away from residential property. All other light poles shall not exceed 35 feet in height. Light poles shall be consistent with the design and color for the development.

3. What type of solid waste disposal is permitted?

3a. Compaction:

Yes

3b. Bulk pick up:

Yes

3c. Front loader:

Yes

3d. Side loader:

Yes

3e. Rear loader:

Yes

3f. Who has the Jurisdiction of solid waste:

City of Fort Worth

3g. Is this adequate for Jurisdiction?

Yes

3h. Is a drain required in the trash area?

No

3i. Are hot and cold water hose bibs required in the trash area?

No

****Note: Wal-Mart requires a masonry trash enclosure for compactor, dumpster.**

SOILS / ENVIRONMENTAL:

- 1. Was the outlot(s) rough graded?
- 2. Was it compacted to Wal-Mart standard specifications?
- 3. Was the excess land rough graded, if applicable?
- 4. Was it compacted to Wal-Mart's specs?
- 5. Did the Phase 1 Environmental report indicate contamination?

Yes
Yes
N/A
Select Yes/No
Yes

3a. Report prepared by:

Kleinfelder

3b. Dated:

1-Nov-12

3c. If yes, was the contamination located in close proximity to or within the outlot/excess land?

Yes

3d. If yes, was the contamination remediated as part of the overall project?

Yes

3e. Please provide any additional information/comments regarding the contamination:

The RECs identified in the environmental report include buried MSW and elevated concentrations of TPH. The site will be enrolled in the TCEQ Voluntary Cleanup Program, and it is recommended that a soil and groundwater management plan be prepared for the site.

6. Is any portion of the outlot/excess land located in a flood plan and/or wetland area?

Yes

6a. If yes, please describe:

There is an unnamed tributary to the West Fork Trinity River that flows along the western and southern property lines of Lot 3. Approximately 0.79 acres of Lot 3 are located in the floodplain or a floodplain easement, mostly along the southern property line.

TRAFFIC:

1. Average Daily Traffic:

170 vph AM, 412 vph PM
2014

v.p.d.
(year)

Civil Consultant: Please add any information and/or comments that you can think impact the development and/or title of the outlot/excess land:

--

The purpose of this "Fact Sheet" is to provide general information regarding the subject property. It is the prospective purchaser's obligation to perform the necessary due diligence to insure that the property is capable of meeting the intended use.

CONTACTS:

The last page should be all local contacts (from your cover sheet)

Contact Sheet

Gas	Company: Atmos Energy Address: 100 W. Morningside Dr. Fort Worth, TX 76110 Contact: Bobby Oney Phone: (817) 207-2838 Fax: (817) 215-5320 Email: bobby.oney@atmosenergy.com
Telephone	Company: AT&T Address: 1116 Houston St. Fort Worth, TX 76102 Contact: Bill Roberts Phone: (817) 338-6787 Fax: (817) 550-7572 Email: wr1525@att.com
Electric	Company: Oncor Electric Address: 200 N. Ector Euless, TX 76039 Contact: Herb Apple Phone: (817) 355-7011 Fax: (817) 355-1090 Email: happle1@oncor.com
Sanitary Sewer	Company: City of Fort Worth Water Department Address: 1000 Throckmorton Fort Worth, TX 76102 Contact: Wendy Chi-Babulal Phone: (817) 392-8242 Fax: (817) 392-8195

	Email:	wendy.chi-babulal@fortworthgov.org
Water	Company: City of Fort Worth Water Department Address: 1000 Throckmorton Fort Worth, TX 76102 Contact: Wendy Chi-Babulal Phone: (817) 392-8242 Fax: (817) 392-8195 Email: wendy.chi-babulal@fortworthgov.org	
Storm Sewer	Company: City of Fort Worth TPW Department Address: 1000 Throckmorton Fort Worth, TX 76102 Contact: James Gossie Phone: (817) 392-2252 Fax: (817) 392-8195 Email: james.gossie@fortworthgov.org	

Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A license holder can represent a party in a real estate transaction.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

SRS Real Estate Partners-Southwest, LLC	600324	ryan.johnson@srsre.com	214.560.3285
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
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Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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